



# Administrative Report

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J.1., File # PC26-0473

Meeting Date: 4/16/2026

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**To:** PLANNING COMMISSION  
**From:** STEVEN GIANG, SENIOR PLANNER

## **TITLE**

Public Hearing for the consideration of an Exemption Declaration and Conditional Use Permit for the operation dog daycare and dog training facility within an existing commercial space on property located at 1212 S. Pacific Coast Highway in a Commercial (C-2-PD) zone. (Case No. 2026-0124)

## **RECOMMENDATION:**

1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Adopt the attached resolution by title only, waiving further reading:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OPERATION DOG DAYCARE AND DOG TRAINING FACILITY WITHIN AN EXISTING COMMERCIAL SPACE ON PROPERTY LOCATED AT 1212 S. PACIFIC COAST HIGHWAY IN A COMMERCIAL (C-2-PD) ZONE. (CASE NO. 2026-0124)

## **EXECUTIVE SUMMARY:**

The applicant is requesting approval of a Conditional Use Permit to allow the operation of an dog daycare and training business in an approximately 3,800 square foot tenant space within an existing multi-tenant commercial building. The dog daycare and training use requires a Conditional Use Permit per RBMC §10-2.620. Interior tenant improvements are proposed for the new business. No changes to the exterior of the building are proposed.

K9 Concepts, doing business as Love Ur K9, proposes to expand its existing dog training business, which services the South Bay area, by expanding into a physical building at 1212 S. Pacific Coast Highway and adding dog daycare services. The proposal includes continued dog training services together with full-day and half-day daycare. According to the business plan, daycare would operate 6 to 7 days per week depending on demand, and training would be offered Monday through Friday.

The proposed facility would have a total capacity of 50 dogs, including dogs enrolled in daycare and training programs. Dogs would be separated by age, maturity, and size. The daily program would include playtime, rest periods, feeding, training reinforcement, and periodic health checks.

The business/operations plan (attached) includes staffing for separate dog areas, training handlers,

administrative support, and maintenance. The business/operations plan states that large dog areas would have 2 staff members, the small dog area would have 1 to 2 staff members depending on attendance, and the puppy area would have 1 staff member. Training services would be supported by 2 to 3 handlers depending on attendance.

The proposal also includes operational and safety measures such as required vaccinations, regular cleaning and sanitizing, secure fencing, controlled access points, surveillance cameras, and designated indoor spaces for daycare, puppy care, training, and reception. The tenant space is identified as 3,800 square feet.

Overall, the proposal is for an indoor dog daycare and training facility within the existing tenant space, with structured operations, defined staffing, and designated areas for different dog sizes and activities.

## **BACKGROUND**

### **Existing Site, Surroundings, Zoning, and Project Description**

The subject site is located on the northeast corner of S. Pacific Coast Highway and Avenue E, and is currently developed with a multi-tenant commercial shopping center. The properties to the north, south, and west are also zoned Commercial (C-2-PD) and are developed with multi-tenant commercial buildings. The property to the east is zoned single-family residential (R-1) but is currently being used as a parking lot that is owned and used by the church located one (1) block to the north. The nearest residential property is more than 150 feet away from the subject building.

The existing site is developed with a two-story commercial building, with two levels of parking with a total of 39 parking spaces.

The proposed business would occupy an existing tenant space, approximately 3,800 square feet in size. The tenant space is located on the northern corner of the building, next to a café and under a restaurant, and faces S. Pacific Coast Highway. The property is accessed by one (1) two-way driveway off of S. Pacific Coast Highway.

The proposed interior changes include reconfiguring the tenant space to support dog daycare, puppy care, training, and reception functions (floor plan attached). According to the interior plan, the project would include two play areas, with one large play area of 840 square feet and another 432-square-foot area for smaller dogs. Office 1 would be converted into a puppy playroom, and the back of the space would be used as an open training area of 389 square feet. The lobby and reception area would total 315 square feet. The plan also states that a wall would separate the play area from the lobby for additional safety, and the indoor areas would include non-slip surfaces and climate control.

## **ANALYSIS**

In accordance with Section 10-2.620 of the Redondo Beach Municipal Code, dog daycare and training requires a Conditional Use Permit in the Commercial (C-2-PD) zone. The purpose of the conditional use permit (CUP) is to place conditions on the operation of the business so that it does not adversely impact surrounding properties. Potential issues that may arise from an animal training

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and daycare operation are noise, animal waste, and parking impacts.

### Parking

Per Municipal Code Section 10-2.1706 related to commercial parking regulations, the proposed dog training and daycare business falls within the parking category of “commercial uses not listed”, which requires “one (1) parking space per each 250 square feet of gross floor area, except that uses subject to a Conditional Use Permit shall provide a minimum of one space per each 250 square feet of gross floor area and a maximum of one space per 100 square feet of gross floor area, depending upon the specific nature of the project.” The existing 3,800 square foot tenant spaces would require fifteen (15) parking spaces at the ratio of one (1) space per 250 square feet of gross floor area.

An analysis performed by staff indicates that all of the uses on the site, including the proposed use would require a total of 37 parking spaces. The site itself currently has an inventory for 39 spaces, therefore, the proposed use will have sufficient parking for the proposed use and all existing uses on site. In consultation with the operator and Staff’s analysis of the proposed business/operations plan, , 6-8 employees are planned which allows for 7-9 available parking spaces for customers and since customers will only utilize spaces for drop off-pick up the parking rate of one (1) space per 250 square feet is adequate. A key consideration is that the two restaurants located above the tenant space do not begin operations until approximately 4:00 p.m. and 5:00 p.m.; as a result, parking demand from those uses does not substantially overlap with the project’s primary daytime operating hours, reducing competition for parking spaces during most of the business day.

### Noise

Potential noise from animal-related businesses is a common concern. All business activities will occur within the building footprint, with no outdoor activities in the front or rear parking areas. The front doors will be required to remain closed during business hours. The tenant improvement work will include sound control in the interior walls to prevent noise impacts to the abutting tenant spaces. In addition, a condition of approval has been included in the proposed resolution, requiring the applicant to obtain an acoustical design analysis, and to implement all sound control design recommendations from the analysis in the tenant improvement plans submitted for the Building and Planning Division’s review and approval prior to the issuance of the required building permit to prevent noise impacts on the abutting tenant spaces. In addition to required sound-proofing, there is also nearly a 200-foot setback from the tenant space to the nearest residential use east of the site. Furthermore, the suite itself is situated below the grade of the adjacent residential neighborhood to the east and is further blocked by the parking garage of the subject site at 1212 S. Pacific Coast Highway. With the requirement to obtain an acoustical design analysis report and incorporate all the recommendations within the “report,” it is anticipated that any potential noise impacts will be mitigated to less than significant.

### Odor and Waste Disposal

The operation of the proposed dog daycare and training facility has the potential to generate animal waste and related odors if not properly managed. The applicant indicates that dogs taken outside the building will be limited to a maximum of 10 dogs at various times of the day and will be cleaned up after immediately using waste bags and spray water bottles with soap in order to maintain cleanliness

in the surrounding area. The applicant also states that waste will be disposed of in designated trash receptacles with regular collection service. In addition, the facility will be cleaned and sanitized multiple times throughout the day, with deep cleaning to occur after business hours. As a condition of ongoing operation, all animal waste should be promptly collected, placed in sealed bags or containers, and stored in a sanitary manner within the building pending disposal. The operator shall also be responsible for monitoring the subject property and adjacent areas for pet waste and ensuring timely cleanup in order to minimize odors and maintain sanitary conditions.

Conditional Use Permit

Pursuant to Redondo Beach Municipal Code Section 10-2.2506, the proposed dog daycare and training use requires Planning Commission approval. The Conditional Use Permit serves to ensure that certain uses possessing unique characteristics will not adversely affect surrounding uses and properties, nor disrupt the orderly development of the community. For approval of the project, the Planning Commission must make the following findings in the affirmative. The following italicized text is the specific response to the individual criteria:

- a) The site for the proposed use shall be in conformity with the General Plan, and when located within the Artesia and Aviation Corridors Area Plan area shall be consistent with the intent of the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.

*The proposed dog training and daycare business is not located within the Artesia and Aviation Corridors Area Plan. The business will be housed within an existing commercial building. The proposed use is in conformity with the General Plan land use designation of Commercial (C-2-PD) which allows all C-2 commercial uses, which include "dog daycare and training". The dog training and daycare business, as conditioned, will comply with RBMC Parking requirements. The dog training and daycare business, as conditioned, will not generate excessive noise or odor, and will be in conformity with City's Noise Element and RBMC Noise requirements.*

*LUE: Goal 1A: It shall be the goal of the City of Redondo Beach to provide for the types and mix of land uses necessary to serve the needs of existing and future residents.*

*Objective 1.3: Provide for the continuation of existing and new development or recycling of commercial uses to meet the needs of the City's residents.*

- b) Provision of fences and walls;  
*i. Not applicable. Perimeter walls exist between the subject property and adjacent residential uses.*
- c) Street dedications and improvements, including service roads and alleys;  
*i. A change in use does not trigger street dedications. Improvements along the frontage of the subject property (S. Pacific Coast Highway and Avenue E) are consistent with Caltrans and City standards as currently improved.*
- d) The control of vehicular ingress, egress, and circulation;  
*i. The existing one (1) two-way access driveway comply with Zoning Ordinance and Public Works standards.*

- e) Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
  - i. Signage will be required to comply with the City's signage regulations and will be processed under a separate permit.*
- f) Provision of landscaping and the maintenance thereof;
  - i. Existing compliant landscaping to remain.*
- g) The regulation of noise, vibration, odor and the like;
  - i. Conditions of approval have been added requiring an acoustical analysis to ensure any excessive noise produced by the animals on site will not negatively impact adjacent commercial tenants or nearby residentially zoned property to the east. The recommendations from the acoustical analysis shall be incorporated into the tenant improvement plans. Exterior doors shall remain closed during operating hours. All business operations shall occur indoors. Animal waste from the business shall be contained in sealed containers within the tenant space between trash pick-ups and shall be disposed of in a manner that does not create discernible odors or other potential adverse impacts upon public health, safety, and welfare, and upon nearby businesses and residences. During dog walks, any pet waste shall be immediately collected in disposable bags and properly disposed of in designated waste receptacles located within the business premises.*
- h) Requirements for off-street loading facilities;
  - i. No deliveries are anticipated for the operation of the business that cannot be accommodated on site on along the adjacent public right-of-way in allowed parking spaces.*
- i) A time period within which the proposed use shall be developed;
  - i. The proposed tenant improvement will comply with required building plan check, permit, and inspections schedules.*
- j) Hours of permitted operation and similar restrictions;
  - i. Hours of operation shall be between 7:00AM to 8:00PM, seven days a week. The project's primary operations occur during daytime hours and, as conditioned, will not conflict with surrounding uses. No overnight boarding is permitted with this approval. In addition, the restaurants located above the tenant space do not begin operations until later in the day, reducing any overlap in parking demand.*
- k) Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
  - i. Not applicable. No billboards are located on this subject property.*
- l) Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter, the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and the General Plan.
  - i. The conditions of approval address all noted issues of concern, namely potential parking, noise, and odor impacts resulting in a project that is in conformity with the intentions and purposes of the applicable provisions of the City's Zoning Ordinance and its General Plan.*

*The project is consistent with the Comprehensive General Plan of the City. Policy 1.3.1 of the Land Use Element allows for the development of commercial services which provide for the needs of current and future residents. The proposed business will be of service to local residents. No additional buffers or setbacks are warranted as additional*

*sound attenuation conditions are required and there is an existing 200-foot setback from the adjacent residential uses to the east. No dedications or easements are required. No new fences or walls are required. Proposed signage shall require a separate permit and shall be consistent with the Sign Regulations/Criteria in Section 10 -2.1802. No new landscaping is required. As conditioned, the dog daycare and training business is not anticipated to generate unusual noise, vibration, or odors or additional traffic. No changes to the existing delivery/service area are necessary for the proposed use. Additional conditions of approval have been added that require the following:*

- Set hours of operation;*
- Maximum number of employees at the business at any given time;*
- The applicant will use adequate containers to hold animal waste between trash collections;*
- The applicant shall be responsible for periodic monitoring and disposal of pet waste in the immediate vicinity;*
- The use shall occur exclusively within the interior of the tenant space;*
- Entry doors to the dog training and daycare business shall remain closed during business hours;*
- An acoustical analysis shall be required to ensure any excessive noise produced by the animals on site will not negatively impact adjacent uses;*
- Sound-proofing shall be required per the recommendations of the acoustical analysis;*

Based on a review of the floor plans and the business/operations plans by the Planning Division, approval of the project is recommended.

### **ENVIRONMENTAL STATUS**

The proposed project is Categorically Exempt from the preparation of environmental analyses, pursuant to Sections 15301(a) (Existing Facilities) of the California Environmental Quality Act (CEQA). This section exempts projects involving minor interior and exterior alterations of existing structures including interior partitions, plumbing, and electrical, with no expansion, from environmental review. The project does not propose any floor area expansion, and work will be limited to interior renovations within the existing building, consistent with those items specified as exempt under this section.

### **CONCLUSION**

Staff recommends that the Planning Commission approve the Exemption Declaration and grant the Conditional Use Permit subject to the findings and conditions contained within the attached draft resolution.

Prepared by:

Approved by:

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Steven Giang

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Sean Scully

Senior Planner

Planning Manager

**ATTACHMENTS**

1. 1212 S. Pacific Coast Highway - Exemption Declaration
2. 1212 S. Pacific Coast Highway - Draft Resolution
3. 1212 S. Pacific Coast Highway - Site and Floor Plans
4. 1212 S Pacific Coast Highway - Business/Operations Plan